

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

September 12, 2018

Mr. Gerry Pastor
Educational Playcare
1 St. John's Place
Simsbury, CT 06070

RECEIVED

SEP 13 2018

TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 17

FILE NO. 780

SUBJECT: 701 Farmington Avenue- SUP #1259-LB-18

Dear Mr. Pastor:

At its regular meeting of Wednesday, September 5, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

701 Farmington Avenue- Application (SUP #1259-LB-18) of the Educational Playcare (Congregation Beth Israel, R.O.), requesting TPZ review of compliance with conditions of SUP #1259-R2-16 approved on July 6, 2016 to increase capacity at the daycare facility from one hundred seventy-seven (177) students to one hundred ninety-seven (197) students. (Submitted for TPZ receipt on August 6, 2018. Required public hearing scheduled for September 5, 2018.)

After a brief review of the application and its related exhibits and other consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (*Motion/Gillette; Second/Langan*) to determine that the Special Use Permit did not require additional conditions of approval.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A sixty dollar (\$60) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **September 26, 2018**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,

Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Essie Labrot, Town Clerk
Todd Dunais, Town Planner

Mark McGovern, Director of Community Development
Kristen Gorski, Economic Development Specialist
Subject File

Sd\tpz\decisionletter\2018\701 Farmington_Sept5_approved



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7555 FAX: (860) 561-7504
www.westhartfordCT.gov

An equal Opportunity/Affirmative Action Employer

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

September 12, 2018

Mr. Jeffrey Bravin
139 North Main Street
West Hartford, CT 06107

RECEIVED

SEP 13 2018

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 139 North Main Street (aka 137 North Main Street)- SUP #1327

Dear Mr. Bravin:

At its regular meeting of September 5, 2018, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

139 North Main Street (aka 137 North Main Street)- Application (SUP #1327) of the American School for the Deaf (Jeffrey Bravin, Applicant) requesting approval of a Special Use Permit for revisions to an existing playground on the North side of campus. (Submitted for TPZ receipt on June 4, 2018. Required public hearing scheduled for July 9, 2018. Public hearing opened and immediately continued to August 6, 2018. At the request of the applicant, the public hearing continued again to September 5, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Prestage; Second/Binkhorst*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7555 FAX: (860) 561-7504
www.westhartfordCT.gov

An Equal Opportunity/Affirmative Action Employer

2. Per the applicant's testimony at the public hearing the sound feature will be disabled on the "NEOS 360" playground equipment.
3. The applicant shall submit, to the Town Planner for approval, a maintenance plan for the planted screening area between the north side of the playground and the residential properties.
4. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by September 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **September 26, 2018**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

Cc:	Matthew Hart, Town Manager	Essie Labrot, Town Clerk
	Mark McGovern, Director of Community Development	Patrick Alair, Corporation Counsel
	Todd Dumais, Town Planner	Kimberly Boneham, Deputy Corporation Counsel
	Subject File	

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

September 12, 2018

Mr. Ian Cole
51 Training Hill Road
Middletown, CT 06457

RECEIVED

SEP 13 2018

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 1 Abrahms Boulevard-SUP #1328

Dear Mr. Cole:

At its regular meeting of Wednesday, September 5, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

1 Abrahms Boulevard- Application (SUP #1328) of the Mandell Greater Hartford Jewish Community Center (Hebrew Home for Health and Rehabilitation, LLC, R.O.), requesting approval of a Special Use Permit to construct an approximately 2,400 s.f. nature center located between the existing Jonathan's Dream Playground and the campus's north entrance off Abrahms Boulevard. (Submitted for TPZ receipt on August 6, 2018. Required public hearing scheduled for September 5, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Binkhorst; Second/Langan*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7555 FAX: (860) 561-7504
www.westhartfordCT.gov

An equal Opportunity/Affirmative Action Employer

September 12, 2018

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by September 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A sixty-five dollar (\$65) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **September 26, 2018**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,

Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Kimberly Boneham, Deputy Corporation Counsel
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

Sd\tpz\decision\letter\2018\I Abrahms_September 5_SUP Approved